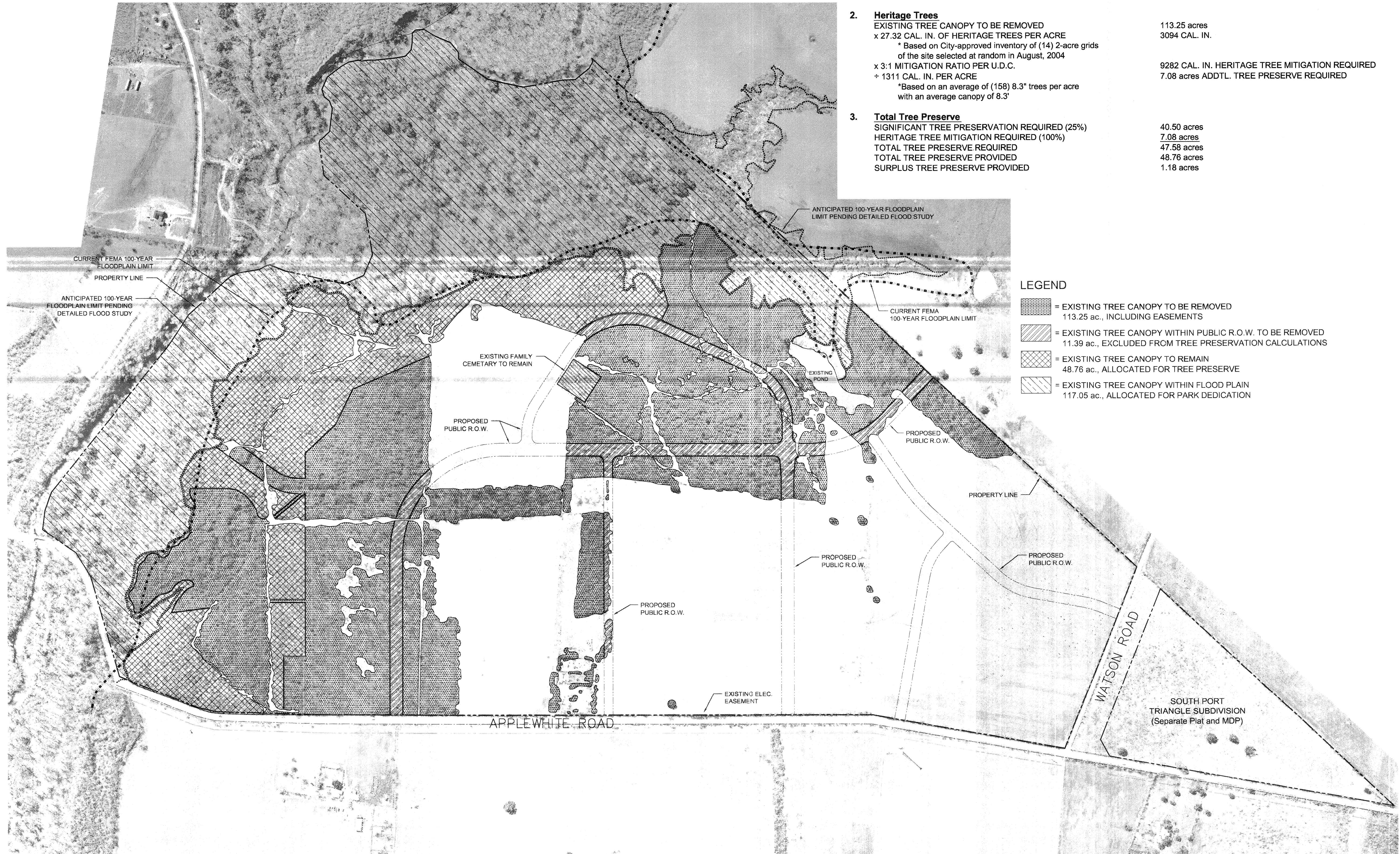


<p><b>1. Significant Trees</b></p> <p>TOTAL EXISTING TREE CANOPY</p> <p>FLOOD PLAIN, 100% PRESERVED</p> <p>PROPOSED PUBLIC R.O.W. W/ EXISTING TREE CANOPY</p> <p>EXISTING FAMILY CEMETARY EXCLUDED FROM ENTITLEMENT</p> <p>NET EXISTING TREE CANOPY</p> <p>EXISTING TREE CANOPY TO BE REMOVED</p> <p>EXISTING TREE CANOPY TO BE PRESERVED</p> <p>PERCENT OF EXISTING TREE CANOPY TO BE PRESERVED</p> <p>SURPLUS EXISTING TREE CANOPY PRESERVED</p> <p>IN EXCESS OF 25% MIN. FOR SIGNIFICANT TREES</p>	<p>291.45 acres</p> <p>&lt;117.05 acres&gt;</p> <p>&lt;11.39 acres&gt;</p> <p>&lt;1.0 acres&gt;</p> <p>162.01 acres</p> <p>113.25 acres</p> <p>48.76 acres</p> <p>30.1%</p> <p>8.26 acres</p>
<p><b>2. Heritage Trees</b></p> <p>EXISTING TREE CANOPY TO BE REMOVED</p> <p>x 27.32 CAL. IN. OF HERITAGE TREES PER ACRE</p> <p>* Based on City-approved inventory of (14) 2-acre grids</p> <p>of the site selected at random in August, 2004</p> <p>x 3:1 MITIGATION RATIO PER U.D.C.</p> <p>÷ 1311 CAL. IN. PER ACRE</p> <p>*Based on an average of (158) 8.3" trees per acre</p> <p>with an average canopy of 8.3'</p>	<p>113.25 acres</p> <p>3094 CAL. IN.</p> <p>9282 CAL. IN. HERITAGE TREE MITIGATION REQUIRED</p> <p>7.08 acres ADDTL. TREE PRESERVE REQUIRED</p>
<p><b>3. Total Tree Preserve</b></p> <p>SIGNIFICANT TREE PRESERVATION REQUIRED (25%)</p> <p>HERITAGE TREE MITIGATION REQUIRED (100%)</p> <p>TOTAL TREE PRESERVE REQUIRED</p> <p>TOTAL TREE PRESERVE PROVIDED</p> <p>SURPLUS TREE PRESERVE PROVIDED</p>	<p>40.50 acres</p> <p>7.08 acres</p> <p>47.58 acres</p> <p>48.76 acres</p> <p>1.18 acres</p>





1) The bearings for the property are based on the North American Datum of 1983, from State Plane Coordinates established by the Texas State Center of Survey.

2) Internal Street widths in this WOP are as follows:

Route/Width	Street Name	Paving Section	Proposed Street Width
80'	South Veterans Way, and Rio Lago (commence to South Veterans)	2.56 LANE EASE 40' Paving 1 Lane	20 Type D or N
70'	Structure Light, Filadelfia and Rio Lago Street Loop Paving SW	40' Paving 2 Lanes 40' Paving 1 Lane	15 Type C or M

[illegible]

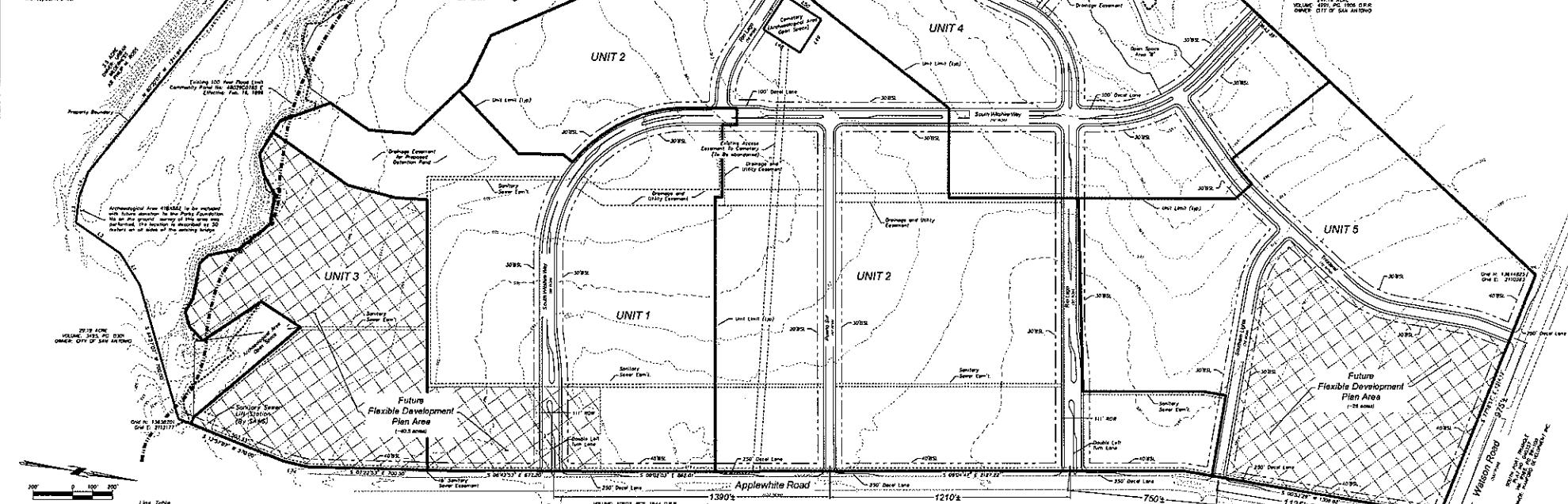
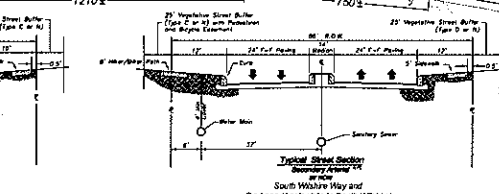
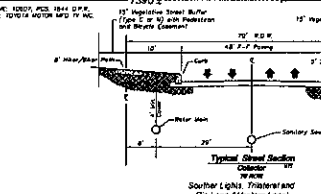
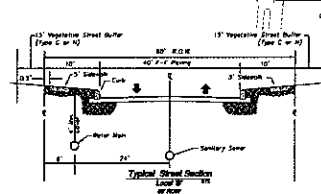
The foodplain levels in the Master Development Plan are estimated and subject to change. Approval of subdivision plans associated with this Master Development Plan is subject to the review and approval of a Drainage Water Management Plan in accordance with Appendix B, Section 35-B11.8 of the City of San Antonio Unified Development Code.

Area Computations/Projected Phasing	Area (sq)	Unit Area (sq/acre)	ROW Area (acres)	Net Area	
				(sq)	(\$/sq)
Unit 1 - July 2008	2,756,081	83,294	8,414	2,545,943	58,470
Unit 2 - September 2008	4,868,626	127,178	8,443	4,306,370	96,739
Unit 3 - May 2009	1,368,701	31,874		1,368,701	31,804
Unit 4 - September 2008	3,617,626	98,261	9,173	2,490,929	61,955
Unit 5 - November 2008	3,121,638	71,663	4,608	2,972,913	67,068

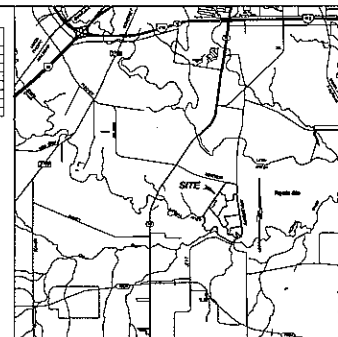
Open Space Computations		
Total Tract Area	21,556,121	404,802 ac
Flood Plain <sup>(1)</sup>	5,240,116	100,297 ac
Flexible Development Plan Areas <sup>(2)</sup>	2,963,800	58,503 ac
Net MDP Area Subject to Open Space Minimum Open Space Required @ 15% Architectural Area (Open Space)	16,352,005	326,064 ac
Open Space Area 'A'	1,542,371	30,419 ac
Open Space Area 'B'	312,471	7,173 ac
Total Open Space To Be Impacted <sup>(3)</sup>	145,783	3,548 ac
		49,521 ac

Noted as:

- 1) Estimated from general data; detailed study to be completed prior to development of areas adjacent to the Medina River.
- 2) Final/Use Development Plan Areas to stand alone with respect to open space. (area is approximate)
- 3) Open Space will be dedicated as individual lots on the plans for the respective units.

[illegible]

Land Use/Floor to Area Computations						
	Unit 1 (sq)	Unit 2 (sq)	Unit 3 (sq)	Unit 4 (sq)	Unit 5 (sq)	Total (sq)
Industrial	453,700	1,174,600			522,300	2,150,600
Office Park		178,800		604,300	101,600	884,700
Business Park	33,500	180,300		173,400		387,200
Rest	42,000		100,000		310,700	452,700
Conference Center						100,000
Total Floor Area	539,200	1,453,300	100,000	777,700	934,600	3,804,800
Total Area	2,648,940	6,300,000	1,548,700	2,640,940	1,189,000	14,327,580
FAR	20.3%	22.7%	6.5%	29.1%	32.2%	28.1%



### Location Map

MDP Plan No. \_\_\_\_\_

Approved by the Planning Commission of the City of San Antonio

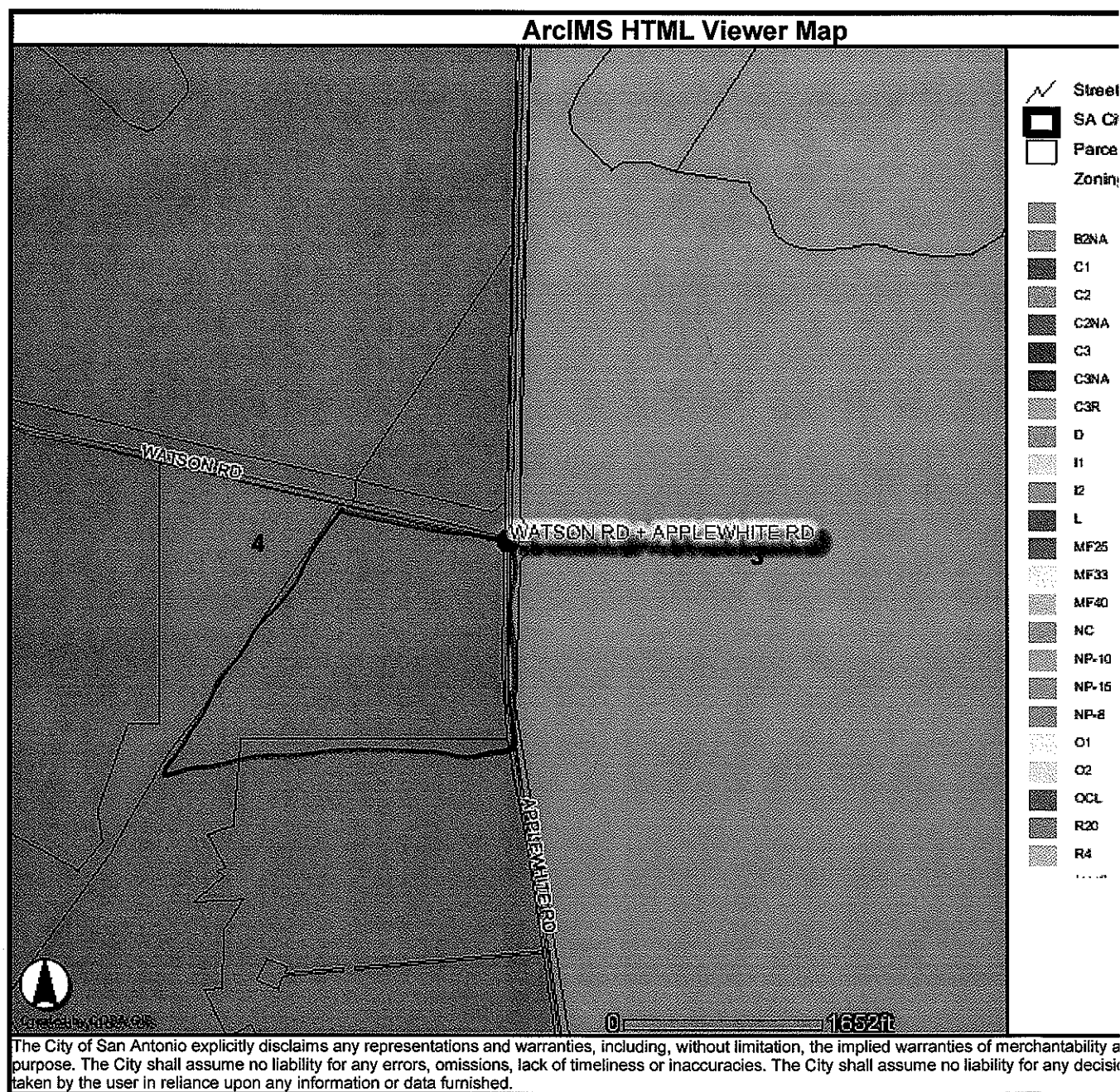
Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_

Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Developer  
Hollyhills Investments, Inc  
419 Lerchmont, #58  
Los Angeles, California 90068

**South Port Industrial Park**  
**Master Development Plan**





property is inside  
the city limits & falls  
w/in council district 4



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 5/24/05

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD)  
☐ Rural Development (RD)  
☒ Mix Light Industrial (ML-1)  
Farm and Ranch (FR)

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

2005 MAY 24 PM 2:50

DEV SERVICES

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

Project Name: SOUTH PORT INDUSTRIAL PARK

Owner/Agent: HOLLY HILLS INVESTMENTS LP Phone: 210-804-2200 Fax: 210-227-2900

Address: 419 N. LARMONT #58 LOS ANGELES CALIF Zip code: 90068

Engineer/Surveyor: ROBERT BRETZ, P.E. Phone: 804-2200 Fax: 227-2900

Address: 150 W. SUNSET SAN ANTONIO TX Zip code: 78209

Contact Person Name: ROBERT BRETZ E-mail: rbretze@hollyhills.com

February 23, 2004

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

494.9 AC. TRACT OUT OF IGNACIO PEREZ GRANT  
VOL. 10978, PG. 1822

Existing zoning: M1-1

Proposed zoning: M1-1 / FLEX

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: -0-

Total Number of lots: N/A divided by acreage: 494 = Density: \_\_\_\_\_

(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☒ No

Council District: N/A 4 School District: SWISD Ferguson map grid: 715-D4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? N/A

Name 3 No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name S.P. UNIT 1 No. 04-0516

Name SP1 UNIT 2 No. 04-0515

Name \_\_\_\_\_ No. \_\_\_\_\_

2005 MAY 31 P 2:50

DEV. SERVICES

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

DEV. SERVICES  
2005 MAY 31 PM 2:50

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner; *N/A*
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the ~~top left hand corner of the sheet;~~
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

Disability



Not Approved

6.10.05

**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☒ Mix Light Industrial (MI-1)  
☐ Plat Certification Request
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 5/24/05

(Check One)

Project Name: SOUTH PEAR INDUSTRIAL PARK File# \_\_\_\_\_

Engineer/Surveyor: ROBERT H. BRETZ, P.E.

Address: 150 W. SUNSET, SAN ANTONIO Zip code: 78209

Phone: 904-2200 Fax: 227-2900

Contact Person Name: ROBERT BRETZ E-mail: RBRETZ@HARRYHILLCO

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

Disapproved  
6/10/05

2005 MAY 31 P 3:03

DEV. SERVICES

Project name \_\_\_\_\_

MDP # \_\_\_\_\_

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT  
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY  
PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)

Also include a cross-section profile view of the street showing width  
and placement of sidewalk.

Michael O. Herrera  
Signature

Planner II  
Title

6.10.05  
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.





**City of San Antonio**  
Development Services Department  
**Master Development Plan**  
**REQUEST FOR REVIEW**



## Case Manager

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)      ☒ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination)      ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD)      ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND)      ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District      ☐ Pedestrian Plan (PP)  
     ☐ Urban Development (UD)      ☐ Rural Development (RD)  
     ☐ Farm and Ranch (FR)      ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request      ☐ Other: \_\_\_\_\_  
 Public Hearing    ☐ Yes      ☐ No

☐ Major    ☐ Minor

Date: \_\_\_\_\_

(Check One)

**Project Name:** The Dominion Unit-14 **File#** \_\_\_\_\_

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Tom Carter, P.E. E-mail: tcarter@pape-dawson.com

Reference Any *MDP's, POADP's, and PUD's* associated with this project:

*(Plats Only): 2 copies (folded) with Request for Review forms (attached)*

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP  
Division Request for Review form (attached) for respective departments/agencies

Disapproved  
6/19/05

February 23, 2004

Project name \_\_\_\_\_

MDP # \_\_\_\_\_

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT  
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY  
PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)

Also include a cross-section profile view of the street showing width  
and placement of sidewalk.

Michael O. Herrera

Signature

Planner II

Title

6-10-05

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.





*Disability*

City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



8.6.05  
Approved

**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
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☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 7/22/05

(Check One)

Project Name: SOUTH PORT INDUSTRIAL PARK File# \_\_\_\_\_

Engineer/Surveyor: Holly Hills

Address: 150 W. SUNSET Zip code: 78209

Phone: 804-2200 Fax: 568-9807

Contact Person Name: ROBERT BRETZ E-mail: RBRETZ@HollyHills.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

☐ I do not recommend approval

Comments:

# Planner II

Date:

**Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.**





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/~~Plat ID #~~: SOUTH PORT INDUSTRIAL PARK  
Plat Name: \_\_\_\_\_  
Project Engineers/Surveyors or Firm Name: ROBERT BROTZ, P.E.  
Address: 150 W. SUNSET, SAN ANTONIO TX 78209  
Phone # 804-2200 Fax #: 227-2900 E-mail: RBROTZ@HOLLYHILLS.COM

**Planning Department**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

4 copies (folded) with **Planning Department Request for Review form** (attached):  
(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

☒ Accepted

☐ Rejected

Completeness Review By: Justin Finley Date: \_\_\_\_\_

DEV. SERVICES  
2005 MAY 31 P 2:50



# CITY OF SAN ANTONIO

September 26, 2005

Robert H. Bretz Jr., P.E.

Robert Bretz  
150 W. Sunset  
San Antonio, TX 78209

Re: Southport Industrial Park Subdivision

MDP # 841

Dear Mr. Bretz:

The City Staff Development Review Committee has reviewed **Southport Industrial Park Subdivision** Master Development Plan M.D.P. # 841. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

**Historic Preservation:** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that previously recorded archaeological sites 41BX277, 41BX274, 41BX682 have been identified within/nearby the above referenced property. As per



Mr. Bretz  
September 26, 2005  
Page 2

the MDP, the site area of 41BX277 and 41BX274 have been set aside as archaeological open space. **However, we see no identification / archaeological set aside for 41BX682, the Dolores/ Perez/Applewhite Crossing. Site 41BX682 should be identified and set aside as open space.**

**A plan for avoidance, mitigation, and/or preservation of the sites should be prepared and submitted to the HPO and SHPO for review.** When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- **The Development Services TIA & Streets Division** The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the South Port Industrial Park (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the west side of Applewhite Road, south side of Watson Road in the limited annexation (south Bexar County). Proposed to consist of an Industrial Park, Business Park, Office Park, Shopping Center, and Conference Center on 26 acres, built under 5 units, this development is estimated to generate 42,812 average daily trips, and 4,515 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the South Port Industrial Park, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as shown on the MDP and as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- The following intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502, (7) Limitations on Traffic Impact Analysis: Street “A” at Applewhite and Steet C at Applewhite. All street locations are identified in the approved Master Development Plan. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT. All traffic shall be coordinated along the proposed street network.

It should be understood that the submitted TIA concurrent with the proposed South Port Industrial Park is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

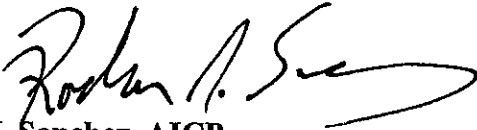
- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Bretz  
September 26, 2005  
Page 4

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.
---

Sincerely,



**Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

Cc Sam Dent, P.E. Chief Engineer, DSD  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Monday, June 13, 2005 12:16 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano  
**Subject:** South Port Industrial Park - Master Developmnet Plan/ Flex District Plan

**Mr. Bretz,**

**The Master Development Plan / Flex District Plan, should be submitted on One (1) Sheet and make the Title the same as shown.**

**Show contours, show the Parking and Area Calculation Table, Open Space Table, Typical Street Sections, TxDot Notes ,**

**Show the street layout along with buildings and parking spaces(Site Plan), Phasing, Land use/Floor area calculations, Etc.**

**35-207 TND, 35-310.15 (i), 35-B101(c), 35-B109**

**Submit 15 copies to redistribute.**

**Thank you**

**Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov**

---

*PATRICIA WALLACE 207-0215*

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6/13/2005



MDP / MTP

Robert Lombrano

---

**From:** Robert Lombrano  
**Sent:** Tuesday, August 09, 2005 1:32 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano  
**Subject:** Southport Industrial Park MDP

**Mr. Bretz,**

**Major Thoroughfare: Approved**

**Provide centerline dimensions on Applewhite Rd. and Watson Rd.**

**Master Development: Disapproved**

**Place Note on plan: "The floodplain is to be platted with units - 1, 2, 3 and 4 proportionally".**

Robert L. Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

---

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[Click here](#) to get the ad-free version.

08/09/2005

HISTORIC

Robert Lombrano

---

**From:** Kay Hinds  
**Sent:** Monday, August 08, 2005 5:23 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'rbretz@hollyhills.com'  
**Subject:** Southport Industrial Park MDP

**Importance:** High

Mike:

APPROVED

Staff of the HPO has reviewed the above referenced MDP. Significant cultural resources exist within the project area. Please find attached our letter review comments. If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Southport Industrial  
Park MDP....

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera  
From: Kay Hindes, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Southport Industrial Park  
Date: 8-8-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that previously recorded archaeological sites 41BX277, 41BX274, 41BX682 have been identified within/nearby the above referenced property. As per the MDP, the site area of 41BX277 and 41BX274 have been set aside as archaeological open space. **However, we see no identification/archaeological set aside for 41BX682, the Dolores/ Perez/Applewhite Crossing. Site 41BX682 should be identified and set aside as open space.**

**A plan for avoidance, mitigation, and/or preservation of the sites should be prepared and submitted to the HPO and SHPO for review.** When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Steam Water

Robert Lombrano

---

**From:** Veronica Barefield  
**Sent:** Wednesday, September 07, 2005 4:27 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano; Michael Herrera; Ernest Brown; Richard Carrizales; Sam Dent  
**Subject:** South Port Industrial Park MDP-----Approved



SouthPortIndustrial  
Park.PDF

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*



## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** rbretz@hollyhills.com

---

**FROM:** Veronica Barefield

**COPIES TO:** Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales,  
Michael Herrera, Ernest Brown

---

**SUBJECT:** South Port Industrial Park MDP

Leon Creek Watershed

September 7, 2005

Storm water has reviewed your submittal dated September 2, 2005 and have the following comment:

This MDP is Approved

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M  
Sr. Engineering Associate



Robert Browning, P.E.  
Storm Water Engineer

# Storm Water

**Robert Lombrano**

---

**From:** Veronica Barefield  
**Sent:** Wednesday, August 10, 2005 8:27 AM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Sam Dent; Michael Herrera; Robert Lombrano; Ernest Brown; Richard Carrizales  
**Subject:** Southport MDP----Not Approved



SouthportIndustrial  
Park3.PDF

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

## Robert Lombrano

---

**From:** Veronica Barefield  
**Sent:** Wednesday, August 10, 2005 8:27 AM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Sam Dent; Michael Herrera; Robert Lombrano; Ernest Brown; Richard Carrizales  
**Subject:** Southport MDP----Not Approved



SouthportIndustrial  
Park3.PDF

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Robert Bretz

---

**FROM:** Veronica Barefield

**COPIES TO:** Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,  
Michael Herrera, Robert Lombrano

---

**SUBJECT:** Southport Industrial Park MDP

Leon Creek Watershed

August 9, 2005

Storm Water has reviewed your submittal dated August 2, 2005 and have the following comment(s):

At this time this MDP is Not Approved until the following comments have been addressed.

1. Need the following Note on the MDP:

Some or all of this property is located in the dam breach inundation area of the Medina River Dam located in the Medina River Watershed. The dam is owned and operated by the Bexar-Medina-Astacosa Counties Water Control and Improvement District No. 1 (BMA). This plat note must be on all plats and replats of this property."

2. If no hydraulics study is being done for the FEMA floodplain within the proposed development, need to provide note, and signature of the Owner and Engineer on the MDP Plan. Here is the note as follow:

"The Floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Engineer

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.  
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.  
Storm Water Engineer



storm / water

Robert Lombrano

---

**From:** Veronica Barefield  
**Sent:** Thursday, June 23, 2005 8:56 AM  
**To:** 'RBretz@hollyhills.com'  
**Cc:** Robert Lombrano; Sam Dent; Michael Hindman; Richard Carrizales  
**Subject:** Southport Industrial Park - MDP-Not APPROVED



Southport Industrial  
Park MDP....

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Robert Bretz

---

**FROM:** Veronica Barefield

**COPIES TO:** Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,  
Michael Herrera, Robert Lombrano

---

**SUBJECT:** Southport Industrial Park MDP

Leon Creek Watershed

June 22, 2005

Storm Water has reviewed your submittal dated June 2, 2005 and have the following comment(s):

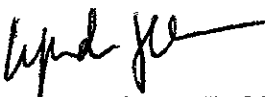

At this time this MDP is Not Approved until the following comments have been addressed.

1. Please reference site on FEMA FIRM map.
2. If no hydraulics study is being done within the proposed development, need to provide note, and signature of the Owner and Engineer at the MDP Plan as per City of San Antonio UDC Appendix B.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.  
Sr. Engineering Associate

Terrance Jackson, P.E., C.F.M.  
Storm Water Engineer

# Bicycle

**Robert Lombrano**

---

**From:** Abigail Kinnison  
**Sent:** Tuesday, August 09, 2005 2:23 PM  
**To:** 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** RE: Holly Hills/Southport Industrial Park RESUBMITTAL

I recommend approval

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Thursday, July 14, 2005 1:13 PM  
**To:** 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** Holly Hills/Southport Industrial Park

Holly Hills/Southport Industrial Park

I do NOT recommend approval, request additional roadway details.

Comments

- Proposed roadways do not reference specific roadway classification, therefore it is not possible to assess UDC compliance for required bicycle facilities.
- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New arterial roadways require an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway. The additional square footage may be counted toward required park credits.
- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane.

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Thursday, July 07, 2005 8:44 AM  
**To:** Abigail Kinnison; 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** RE: SouthPort Industrial Park

I apologize, I just found the rest of the plan sheets. I will be commenting further shortly.  
Thanks.

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Thursday, July 07, 2005 8:38 AM  
**To:** rbretz@hollyhills.com; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** SouthPort Industrial Park

I recommend approval.

08/10/2005

Message

Page 2 of 2

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX



**Robert Lombrano**

---

**From:** Abigail Kinnison  
**Sent:** Thursday, July 14, 2005 1:13 PM  
**To:** 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** Holly Hills/Southport Industrial Park

Holly Hills/Southport Industrial Park

I do NOT recommend approval, request additional roadway details.

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**Sent:** Thursday, July 07, 2005 8:38 AM  
**To:** rbretz@hollyhills.com; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** SouthPort Industrial Park

I recommend approval.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

07/14/2005

Blank

Page 1 of 1

Bicycle

**Robert Lombrano**

---

**From:** Abigail Kinnison  
**Sent:** Thursday, July 07, 2005 8:38 AM  
**To:** 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Christina De La Cruz  
**Subject:** SouthPort Industrial Park

I recommend approval.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

Robert Lombrano

Streets

---

**From:** Sam Dent  
**Sent:** Sunday, August 28, 2005 2:31 PM  
**To:** rbretz@hollyhills.com  
**Cc:** Robert Lombrano  
**Subject:** MDP Review Comments - Southport Industrial Park

See attached.

Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering  
City of San Antonio

*approved*

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING – STREETS & DRAINAGE**

**TO:** Robert Bretz, P.E.  
Hollyhills Design & Construction

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** August 28, 2005

**SUBJECT:** MDP Review Comments  
Southport Industrial Park

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

TIA

**Robert Lombrano**

---

**From:** Richard Chamberlin  
**Sent:** Monday, September 26, 2005 10:14 AM  
**To:** 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Richard Chamberlin; Marc Courchesne  
**Subject:** South Port Industrial Park \*\*\*\*\*APPROVAL - TIA\*\*\*\*\*

Please find attached the approval for the above referenced project.



South Port  
Industrial Park MDP..

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin - Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** South Port Industrial Park, MDP, Level 3 TIA, 2005TIA0945  
**DATE:** September 26, 2005

---

The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the South Port Industrial Park (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the west side of Applewhite Road, south side of Watson Road in the limited annexation (south Bexar County). Proposed to consist of an Industrial Park, Business Park, Office Park, Shopping Center, and Conference Center on 26 acres, built under 5 units, this development is estimated to generate 42,812 average daily trips, and 4,515 weekday peak-hour trips.

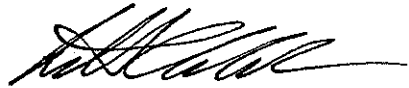
The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the South Port Industrial Park, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
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- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as shown on the MDP and as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
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internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets  
ID 2005TIA0945



TIA

Robert Lombrano

---

**From:** Richard Chamberlin  
**Sent:** Monday, September 26, 2005 10:14 AM  
**To:** 'rbretz@hollyhills.com'; Robert Lombrano  
**Cc:** Michael Herrera; Richard Chamberlin; Marc Courchesne  
**Subject:** South Port Industrial Park \*\*\*\*\*APPROVAL - TIA\*\*\*\*\*

Please find attached the approval for the above referenced project.



South Port  
Industrial Park MDP..

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin - Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** South Port Industrial Park, MDP, Level 3 TIA, 2005TIA0945  
**DATE:** September 26, 2005

---

The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the South Port Industrial Park (MDP). The analysis is in compliance with TIA Ordinance 91700.

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Approved by:



Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets  
ID 2005TIA0945

# TIA

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Tuesday, June 21, 2005 7:21 AM  
**To:** Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'rbretz@hollyhills.com'  
**Subject:** Southport Industrial Park, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of the Southport Industrial Park, MDP. In order to expedite the approval of this MDP, please provide the following:

- Level 3 TIA
- \$1000.00 review fee

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

TIA

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Monday, August 22, 2005 3:56 PM  
**To:** Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'rbretz@hollyhills.com'  
**Subject:** Southport Industrial Park, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of the Southport Industrial Park, MDP. Redlines are in the engineer pick up box.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

Robert Lombrano

## ZONING

**From:** Patricia Wallace  
**Sent:** Monday, August 08, 2005 3:29 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano  
**Subject:** SouthPort Industrial Park

MI-1 Zoning: Approval for Master Development Plan received July 25, 2005.

*Please Note: The street cross-sections provided were very informative. I do just want to clarify that the vegetative buffer / landscape requirement will be behind the property line. As with all developments, street trees may be provided within the ROW, but not the landscaping. I just thought I'd clarify this to avoid confusion when seeking building permit approval.*

\*\*\*\*\*

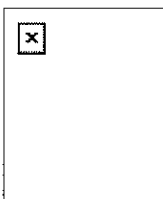
Trish Wallace, AICP  
City of San Antonio  
Development Services, Zoning Division  
(210) 207-0215

# TREES

**Robert Lombrano**

---

**From:** Joan Miller  
**Sent:** Monday, July 18, 2005 10:18 AM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Southport Industrial Park Disapprvl



## **CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: July 18, 2005

**Subject: SouthPort Industrial Park, Master Development Plan; AP 1148924**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

\$75 Plan Review fee (please reference AP 1148924 on check)

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Other \_\_\_\_\_

If you have any further questions, please call me at (210) 207-8265.

07/18/2005



Sincerely,

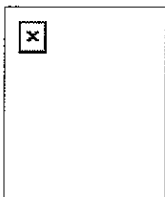
*Joan Miller*  
Administrative Assistant II

Robert Lombrano

TREE'S

---

**From:** Joan Miller  
**Sent:** Thursday, August 04, 2005 3:54 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Debbie Reid; Michael Herrera; Robert Lombrano  
**Subject:** Southport Industrial Park MDP apprvl - Trees



**CITY OF SAN  
ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 8/4/05

Subject: Southport Industrial Park Master Development Plan (A/P 1148924)

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

08/05/2005

Parks

**Robert Lombrano**

---

**From:** Ismael Segovia  
**Sent:** Monday, August 08, 2005 3:32 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Southport Industrial Park MDP



MDP Southport  
Industrial Park ...

APPROVED

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**  
**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano, Planner II, Development Services Department  
**SUBJECT:** Southport Industrial Park Master Development Plan

**DATE:** August 8, 2005

I recommend approval of Southport Industrial Park Master Development Plan.

Southport Industrial Park is a proposed commercial industrial park and is therefore not subject to a Park Dedication Requirement.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

Parks

**Robert Lombrano**

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**From:** Chris Yanez  
**Sent:** Monday, June 06, 2005 3:41 PM  
**To:** 'rbretz@hollyhills.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Southport Industrial MDP

APPROVED

**Chris Yanez**  
Architect Assistant  
Parks and Recreation  
Park Project Services  
Phone: 210-207-4091  
Fax: 210-207-2720

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department

**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department

**COPIES TO:** Robert Lombrano

**SUBJECT:** South Port Industrial Park

**DATE:** June 6, 2005

I recommend approval of South Port Industrial Park Master Development Plan.

South Port Industrial Park is a proposed commercial business park and is therefore not subject to a Park Dedication Requirement.

Ismael B. Segovia  
Planner II  
Parks and Recreation Department

# Hollyhills Design & Construction

Date: 10/04/05

To: City of San Antonio Development Services

Attn: Robert Lombrano

As discussed here are 10 full size and on 8½ x 11 of the final MDP for the South Port Industrial.

Give me a call if you have any question.

Sincerely,  
**Hollyhills Development, Inc.**



Robert H. Bretz, PE  
Civil Engineer  
210.223.4800 office  
210.862.6921 mobile  
210.568.9807 fax

150 W. Sunset Road  
San Antonio, Texas 78209  
Office: 210.804.2200  
Fax: 210.568.9807



DEV. SERVICES  
JUL 25 A 8:43  
July 22, 2005



Robert Lombrano  
City of San Antonio  
Development Services  
1901 S. Alamo  
San Antonio, Texas 78204

RE: Southport Industrial Park MDP

Robert,

As requested in your comments of June 13, 2005, we have revised our Master Development plan and are resubmitting for review. In addition, we have also included revisions to address comments from Patricia Wallace of the Zoning Division, Abigail Kinnison with Public Works and Veronica Barefield with Storm Water. We have submitted additional information directly to Storm Water and to Mark Corchesne with the Engineering TIA Division.

We are submitting 15 prints of the revised MDP which is now scaled at 1"=200' to fit on a single 30x42 sheet. In addition we are including an 8½" X 11 page and a CD of the MDP.

Thank you for your consideration of our project.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,  
**Hollyhills Design and Construction**

A handwritten signature in black ink, appearing to read 'RHB', written over the printed name and title.

Robert H. Bretz, P.E.  
Civil Engineer

Attch.

150 W. Sunset  
San Antonio, Texas 78209  
Office: (210) 804-2200  
FAX: (210) 568-9807

**CalTex Builders, Inc.**  
150 West Sunset Road  
San Antonio, Texas 78209  
(210) 804-2200

1036

16-24/1220

DATE 5-23-05

 Security  
Features  
Included.  
Details on back

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TO THE ORDER OF

City of San Antonio

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FOR

master dev plan App.



MP

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